

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 16, 2009

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, November 16, 2009.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Susan Harwell
Councilmember Stan McCormick
Councilmember Bobby Rosenthal
Councilmember Jill Souter

Also attending were:

City Manager Ann Benson McGlone
Assistant City Manager/Public Works Director Shawn P. Eddy
City Attorney Mike Brenan
Assistant to City Manager/Information Technology Manager Marian Ramirez
Finance Director Cynthia Barr
Community Development Director Brian Chandler
Human Resource Manager/Deputy City Secretary Judith E. Surratt
City Secretary Jennifer Reyna
Fire Chief Bill Hagendorf
Police Chief Rick Pruitt

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Mayor Louis Cooper called the meeting to order at 5:32 p.m.

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Mayor Cooper announced the Boy Scouts of America were taking tours of the Fire and Police Stations. Councilmember Bobby Rosenthal recognized a Scout from Troop 345 who was in the audience as a requirement for the Citizenship in the Community merit badge.

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Item # 1 Appointment of Place 4 Councilmember to fill the unexpired term of former Councilmember Bill Kiel

Item # 2 Administer Oath of Office to new Place 4 Councilmember

Mayor Cooper announced that the nomination process is still in progress and Items # 1 and 2 would not be considered this evening. Item # 3 was considered next.

Item # 3 Election of Mayor Pro-Tempore

Mayor Cooper provided information on the election process for selecting a Mayor Pro-Tempore.

A motion was made by Councilmember Stan McCormick to name Councilmember Susan Harwell as the Mayor Pro-Tempore for the remaining term (May 2010) of former Councilmember Bill Kiel as he was Mayor Pro-Tempore when he resigned. The motion was seconded by Councilmember Bobby Rosenthal and passed by unanimous vote.

Item # 4 City Manager's Report

a. Introduction of the new Financial Accountant, Pam Larison

Finance Director Cynthia Barr introduced Pam Larison, the new Financial Accountant, who filled the vacant position in October 2009. Ms. Barr stated she appreciated Ms. Larison's municipal and financial knowledge and experience.

b. Post-Election Community Survey

City Manager Ann McGlone announced that a Post-Election Community Survey will be mailed to residents for their feedback on Proposition One, which was on the November 3rd Special Election ballot. Surveys may be returned with utility bill payments.

Councilmember Rosenthal asked who will receive a survey and if the survey allows the residents to provide detailed information. Ms. McGlone stated that she is currently working with survey experts on the layout and most likely every resident will receive a survey. Specific questions and free space will be on the survey to encourage comments from the residents.

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Citizens To Be Heard Concerning Non-Agenda Items

Marcia G. Weser, 301 LaMont Avenue, stated that when the decision is made for a new councilmember, there will be an opportunity to set a new course for the city. Ms. Weser opposed Proposition One and is requesting the City work with the community to meet the community's needs. She requested the City involve all citizens, at-large, in order to bring forth new ideas.

Sarah Reveley, 436 Corona, commented that 21% of the total number of registered voters, voted against Proposition One in the Special Election.

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Mayor Cooper noted that Item # 6, the Alamo Heights Independent School District's Cambridge Elementary School's "2010 Balloonfest" is scheduled for April 9th and not April 16th and if Council would still consider Item # 6 with an amended date.

Consent Items

Item # 6 Mayor Cooper read the following captions.

Consideration of a request by Alamo Heights Independent School District's Cambridge Elementary School to hold its "2010 Balloonfest" on April 16, 2010, from 3:00 p.m. until 6:00 p.m.

Item # 7 **Consideration of a request by Delta Society of San Antonio to hold its "2010 Fiesta Pooch Parade" on April 24, 2010, from 8:00 a.m. until 12:00 p.m. to begin and end at the Alamo Heights Swimming Pool**

Item # 8 **ORDINANCE NO. 1850**

CONSIDERATION OF AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BLUE CROSS – BLUE SHIELD FOR PROVISION OF EMPLOYEE HEALTH INSURANCE

A motion for approval was made by Councilmember Stan McCormick with Item # 6, reflecting a new event date of April 9, 2010. The motion was seconded by Councilmember Jill Souter and passed by unanimous vote.

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Items for Individual Consideration

Item # 9 Mayor Cooper read the following caption.

ORDINANCE NO. 1851

CONSIDERATION OF AN ORDINANCE ACCEPTING THE COMPETITIVE PROPOSAL FROM EZ BEL CONSTRUCTION, LLC. FOR THE MILL AND OVERLAY, CONSTRUCTION OF SIDEWALKS AND THE REPLACEMENT OF VARIOUS WATER LINES IN PORTIONS OF BROADWAY, N. NEW BRAUNFELS AVENUE AND E. CASTANO AVENUE AND AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS WITH THE SUCCESSFUL PROPOSER, THE CITY OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM FOR THE COMPLETION OF SUCH WORK

Assistant City Manager/Public Works Director Shawn P. Eddy made a PowerPoint presentation which provided background information and the competitive proposal process. Staff recommended approval.

The Ordinance would accept the competitive proposal from EZ Bel Construction, LLC. for the mill and overlay, construction of sidewalks and the replacement of various water lines in portions of Broadway, N. New Braunfels Avenue and E. Castano Avenue. The City of Alamo Heights is partnering with the City of San Antonio and the San Antonio Water System and the City of Alamo Heights will be reimbursed for costs by appropriate entities.

Mr. Eddy explained the referenced map that displayed the streets that have scheduled capital improvement projects. He summarized projects to include improvements on Broadway, E. Castano and N. New Braunfels Avenues. The work on Broadway between Albany Street and Claywell Street includes the installation of accessible sidewalks, the replacement of aging water lines, resurfacing of the asphalt and improved pedestrian crossings at Albany Street, Blue Bonnet Boulevard, Castano Avenue, Tuxedo Avenue, and Fair Oaks Avenue. Work on E. Castano Avenue between Broadway and Vanderhoeven will be completed next summer and will include the replacement of a water line and resurfacing of the asphalt adjacent to the high school. The City is partnering with the City of San Antonio and the San Antonio Water System to replace a number of water lines and resurface the asphalt in N. New Braunfels Avenue from Eisenhower to Pershing and also resurface a portion of Burr Road from N. New Braunfels to Harry Wurzbach. The Alamo Heights work is being funded with 2007 Certificates of Obligation and previously budgeted Utility Funds. The work will begin in January 2010 and is scheduled to be complete by April 2011.

The capital improvement projects are scheduled during low peak times with the exception of the project located at the Alamo Heights High School, which is scheduled during the summer in June 2010. The utility work will be done first and there will be lane closures during this process. Afterwards, the mill and overlay will be done. Work will begin in January 2010 and one contractor will be doing the work. Mr. Eddy stated that Jim Clements with the City of San Antonio is present and the City of Alamo Heights has been working closely with the City of San Antonio.

Councilmember Rosenthal asked about the financial funding through the Certificate of Obligations for street improvements. Mr. Eddy stated there was an existing budget that a portion of the 2007 Certificates of Obligations was earmarked for utility improvements. There is also money authorized to be used from the Utility Fund. Councilmember Souter asked if money is leftover from the Certificate of Obligations for street improvements, may the City refer to the inventory list. Mr. Eddy advised to wait until all projects are almost completed to review financial status, at which time contingencies will be considered.

There was discussion among City Council about the notification to businesses, the City of Terrell Hills, reputation of the contractor, pedestrian crossings, and green space. Mr. Eddy responded that all affected businesses will be notified prior to scheduled work by the contractor. Mr. Eddy noted that the City of Terrell Hills is aware of the upcoming projects. Mr. Eddy commented that EZ Bel Construction has a good reputation among the community and the company is a joint-venture of Clark Construction. There is also a \$1,000 penalty per day if the project is not completed on schedule. There will be pedestrian crossings with push buttons located at Broadway and Albany Street, Bluebonnet Boulevard, the Alamo Heights High School at Castano Avenue, Tuxedo Avenue and at

Fair Oaks Avenue. Green space will be added at Albany Street and Broadway with no detrimental effects to the sugar plum tree located there.

Councilmember Souter thanked Mr. Eddy and Mr. Pat Sullivan, Assistant Public Works Director, for the coordination of all the capital improvement projects to have scheduled as one project in a timely manner.

Margaret Spencer, 140 Patterson Avenue, asked if the partners would assume some of the costs. Mr. Eddy confirmed that they would.

Councilmember McCormick asked if there were any discussion about drainage, especially between the corners of Austin Highway and N. New Braunfels Avenue. Mr. Eddy stated there is water collecting on Burr Road and N. New Braunfels Avenue. Mr. Sullivan worked with the engineers to reslope the intersection at Burr Road and N. New Braunfels Avenue to alleviate the ponding of water at the intersection.

Mayor Pro Tem Harwell requested the status of a left turn lane being placed on Burr Road. Mr. Jim Clements explained that the option is being considered.

A motion for approval was made by Mayor Pro Tem Harwell. The motion was seconded by Councilmember Souter. Councilmember Rosenthal abstained because his law firm represents Clark Construction. The motion passed by 4 ayes and 0 nays.

Item # 10 Mayor Cooper read the following caption.

A request for a demolition permit for 105 Cloverleaf Avenue by Leroy Jones, owner, represented by Peter DeWitt, AIA of DeWitt Architects, to demolish the existing single-story detached garage for the purpose of constructing a new single-story two-car garage on a property zoned Single Family - A

Community Development Director Brian Chandler made a PowerPoint presentation that included photos, existing and proposed site plans, and elevations. Staff recommended approval.

No written or electronic communications had been received. The project did not require any variances.

Councilmember Souter expressed concern with the slope and if drainage will affect neighbors. Mr. DeWitt stated that minimal water goes to the alley, most runoff flows from the house and garage to the driveway then the street. He noted that the slope will not increase the water flow and some water will be absorbed by the new landscaping.

John Hertz, 316 Harrison, requested City Council charge the Neighborhood Character and Commercial Revitalization Committee (NCCR) with the responsibility to create a proactive stand on demolition. He stated that demolition has become an issue that has bothered residents of the community. The City may consider incentives for residents to recycle materials or reuse the building structures to preserve the building design and

structures. Mr. Hertz stated he will email the City Council, a list of other communities that have policies that preserve materials and buildings.

Mayor Pro Tem Harwell asked if the existing carport would remain on the property and if there are any trees that will be affected. Mr. Chandler responded that the carport will remain and no trees will be affected, all trees will remain on the property site.

Councilmember McCormick asked Mr. DeWitt if there was any consideration of recycling the materials of this structure. Mr. DeWitt stated that most projects are recycled and the stone and other materials will be reused. Councilmember McCormick thanked Mr. DeWitt for recycling the materials.

Mayor Cooper thanked Mr. DeWitt for not placing the new structure adjacent to the property line.

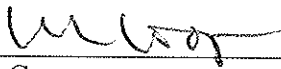
A motion for approval was made by Councilmember Rosenthal. The motion was seconded by Councilmember McCormick and passed by unanimous vote.

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A closed session was not conducted.

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There being no further business, a motion was made by Councilmember Souter to adjourn the meeting. Motion was seconded by Councilmember McCormick and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:37 p.m.



Louis Cooper
Mayor



Jennifer Reyna, TRMC
City Secretary